

LEASE

This Lease Agreement made this 24 day of September 2014, by and between 638 Congress Street Partners, LLC, a Limited Liability Company with a place of business at 104 Grant St., Portland, ME 04101 (hereinafter called "Landlord") and Kathleen Savoy and Melissa Lopez-Fox with mailing address of 214 Varney Mill Road, Windham, ME 04062 (hereinafter called "Tenants").

WITNESSETH

Article 1 Premises: Landlord hereby leases unto Tenants, and Tenants hereby leases from Landlord certain first floor retail space located at 648 Congress Street, Portland, ME 04101 which is a part of the building known as the "Lafayette" (which building hereinafter is referred to as the "Building") consisting of approximately 870 square feet of retail space to be designated by Landlord (the "Retail Space") together with certain additional space, being a portion of the basement area directly beneath the Retail Space also as designated by Landlord (the Retail Space and basement area hereinafter are referred to as the "Leased Premises").

Notwithstanding the foregoing, the Landlord and it's duly authorized agents shall have access to and the right to enter said basement area for purposes of reading, maintaining and servicing utility meters and other mechanical systems, and in the event of an emergency.

Article 2 Term: The Leased Premises are leased for a term commencing on October 1, 2014 and terminating five (5) years thereafter on September 28, 2019. Tenants shall have the right to renew subject to the conditions set forth in and on the terms defined in Article 3.1 below.

In the event Tenants shall continue in occupancy of the Leased Premises after the expiration of the term, or any renewal term, such occupancy shall not be deemed to extend or renew the terms of the Lease, but occupancy shall, at the option of the Landlord, continue as a tenancy at will from month to month upon covenants, provisions, and conditions herein contained, and at the rent in effect during the last year of the term, increased by fifty (50%) percent prorated and payable month to month on the first day of each month for the period of such hold-over occupancy. This paragraph shall not be deemed or construed as giving the Tenant any right to hold over after the expiration of the term or any renewal term thereof.

Article 3 Rent: The base rent for ~~October 1, 2014 through October 31, 2014 shall be~~ ~~\_\_\_\_\_~~ The base rent for November 1, 2014 through September 30, 2015 shall be ~~\_\_\_\_\_~~ monthly. The annual base rent for years 2 through 5 shall be:

<del>Year 1</del>	<del>October 1, 2014</del>	<del>September 30, 2015</del>	<del>_____</del>	<del>_____</del>	<del>_____</del>
<del>Year 2</del>	<del>October 1, 2015</del>	<del>September 30, 2016</del>	<del>_____</del>	<del>_____</del>	<del>_____</del>
<del>Year 3</del>	<del>October 1, 2016</del>	<del>September 30, 2017</del>	<del>_____</del>	<del>_____</del>	<del>_____</del>
<del>Year 4</del>	<del>October 1, 2017</del>	<del>September 30, 2018</del>	<del>_____</del>	<del>_____</del>	<del>_____</del>
<del>Year 5</del>	<del>October 1, 2018</del>	<del>September 30, 2019</del>	<del>_____</del>	<del>_____</del>	<del>_____</del>

KS/MF
KS/MF

Personal Guaranty

I, Kathleen Savoy, hereby personally guaranty any and all obligations of the foregoing Lease, and without limiting the general nature of the foregoing, I guaranty timely payment of all amounts due to Landlord under the Lease. I understand that Landlord is relying on my guaranty in entering into this Lease agreement. I hereby assent to all of the terms of the Lease and hereby waive notice and consent to any and all extensions of time or other indulgences which may be granted by Landlord, and to the addition or release of any other party or person in way liable, with respect to the Lease, all without notice, and generally waive all suretyship rights and defenses while any sums or other obligations remain outstanding or are otherwise due and owing under the Lease. I understand and agree that this guarantee to Landlord shall create joint and several liability.

[Signature]  
Witness

Kathleen Savoy  
Kathleen Savoy  
24 Vaneys Mill Rd Windham ME 04092  
Address  
SS # [REDACTED]

STATE OF MAINE  
CUMBERLAND, ss.

9.24.14  
Date

Personally appeared the above-named Kathleen Savoy and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Micki B. Francombe  
Notary Public/Attorney at Law

Printed Name: Micki B. Francombe

My Commission Expires: 1/29/18

MICKI FRANCOMBE  
Notary Public, Maine  
My Commission Expires January 29, 2018